



AFFORDABLE HOUSING COMMISSION

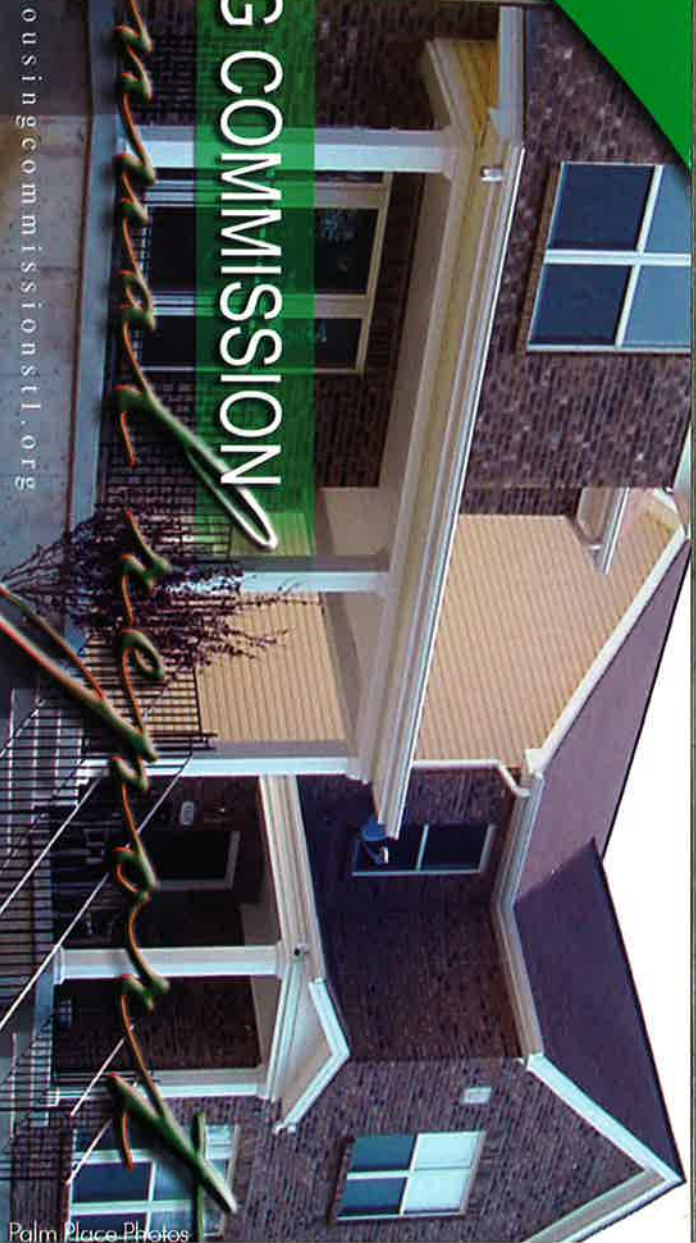
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Palm Place Photos

Mayor's Remarks

Mayor Francis G. Slay

This is a great year for the City of St. Louis—and a great time to be Mayor of the City of St. Louis. City revenues are growing, more people are moving into the City than out, and St. Louis' comeback is attracting national attention. We continue to see exceptional numbers of permits issued, new homes built and new investment in all areas of the City. No matter where you look, the city's can-do spirit is catching on and people from the entire region are rediscovering St. Louis. This progress is no accident. It is the result of clear thinking, hard work and, most importantly, teamwork. The Affordable Housing Commission members and staff are a very important part of our team that is making St. Louis a great city—for everyone.

In response to goals set by the U.S. Department of Housing and Urban Development, in 2005 I joined St. Louis County Executive, Charlie Dooley, on a landmark Plan to End Chronic Homelessness in St. Louis City and County. This 10-year, innovative plan is based on best practices and is geared towards addressing the issues faced by our most vulnerable residents. Among other things, the plan contemplates the addition of 700 units of permanent supportive housing in the region—200 in St. Louis County and 500 in the City of St. Louis. While this plan is certainly ambitious, it is also achievable. The Affordable Housing Trust administered by the Affordable Housing Commission is a very important tool in implementing this plan.

In this third annual report of the Affordable Housing Commission, you will see developments that improve quality of life for many of our lower income residents, and, at the same time, give new life to existing buildings and vacant lots. In addition, Affordable Housing Trust Funds help eliminate lead hazards in buildings throughout the City of St. Louis, making it possible for our children to avoid lead poisoning, experience the joy of learning with clear and alert minds, and prepare themselves for successful lives as adults.

Like all of our accomplishments, the Affordable Housing Commission's progress would not be possible without broadly based teamwork. The \$5 million available to the Commission each year would produce very few housing units if these funds were spent in a vacuum. By leveraging Trust Fund dollars with private dollars, non-profit dollars and energy, volunteer labor, and state and federal funds, an investment of more than \$53 million in affordable housing activities was made possible in the Commission's 2005 Fiscal Year.

Let me take this opportunity to thank the members and staff of the Affordable Housing Commission and the thousands of dedicated people who work with them throughout the year to produce quality, safe affordable housing and prevent and eliminate homelessness. Your work is very much appreciated and we look forward to working with you as we continue to make St. Louis a great city again—for everyone!

Sincerely,

Francis G. Slay
Francis G. Slay
MAYOR



Chair's remarks

Mission Statement
To promote City living and neighborhood stabilization through the preservation of affordable, accessible housing and support services that enhance the quality of life for those in need.

Fiscal Year 2005 had barely closed on June 30th when Hurricane Katrina changed the lives of so many. Cities across the country grappled with how to welcome and care for thousands of displaced families. Our hearts and prayers went out to the victims who had lost everything and faced rebuilding their lives.

During Fiscal Year 2005, the Affordable Housing Trust Fund continued to make homeownership and social services for the homeless and underserved City residents a priority. The Commission approved nine development awards that will result in the creation of 233 affordable housing units. These developments will not only provide quality homes for the individual families who reside there but will also help stabilize and create markets for homes in the neighborhoods where the developments are located. These neighborhoods include Hyde Park, JeffVanderLou, and Hamilton Heights.

One of the most exciting things about new construction funded by the Commission is that these homes must incorporate universal design ("UD") features that make the homes livable and accessible for people of all types. As we grow older as a nation, these accessibility features will make independent living easier for all of us. I am very proud of the Commission's leadership in the field of universal design.

In the coming years, I am committed to ensuring that the Commission continues to focus on the important goals of ending chronic homelessness and preventing homelessness while we also strive to create quality affordable rental and homeownership opportunities for working families. And I am also committed to ensuring that the Commission plays a significant role in creating and preserving mixed income communities where people of all cultures and income ranges can live and play together. Diversity in all its variety is key to a great City of St. Louis.

Donna C. Jones
Donna C. Jones
Chairman



Photo by William Greenblatt

Top of Page: Palm Place is the name of this development of single family homes in the 22nd ward. The six newly constructed infill homes subsidized by the Commission all feature universal design.

Below: Mayor Francis G. Slay is one of the many dignitaries on hand to cut the ribbon for the 614th housing development in the Central West End. 614 North is our region's first large scale multifamily rental development to feature universal design.

Amount Awarded By Project Type



Mayor Sly delivers remarks at the groundbreaking of a Covenant House youth facility in the 1st ward. When complete, the renovated center will house up to 36 children and youths.

Agency	Project Name	Number Units/ Number Served	Type of Service	Total Amount Awarded	Serves 20% of Area Median Income?	% to 20% AMI	Amount to 20% AMI
Accessibility Modifications:							
Home Services, Inc.	Residential Accessibility Modification	40	home modifications	\$100,000	Yes	100%	\$100,000
Paraquod, Inc.	Home Accessibility Program (HAP)	6	home modifications	\$40,000	Yes	50%	\$20,000
Paraquod, Inc.	Rental Home Accessibility Program (RHAP)	9	home modifications	\$60,000	Yes	50%	\$30,000
TOTAL ACCESSIBILITY MODIFICATIONS:		55		\$200,000		75%	\$150,000
Construction/Major Rehabilitation:							
Bank of America	Columbus Square Apartments	55	rental units	\$750,000	Yes	100%	\$750,000
Blumeyer Associates II, LP	Renaissance Place Phase III	22	rental units	\$440,000	Yes	41%	\$180,000
CDC Development Corporation	Holy Ground I	3	single family homes	\$250,000			
Covenant House Missouri	Covenant House Missouri Center for Youth	36	rental units	\$237,500	Yes	88%	\$211,104
Habitat for Humanity St. Louis	Habitat for Humanity St. Louis JVL 2006 Project	6	single family homes	\$200,000			
Hamilton Heights Neighborhood Organization, Inc.	Palm Place I	6	single family homes	\$90,000			
Interfaith Residence (Doorways)	Partridge Place	18	rental units	\$296,800	Yes	100%	\$296,800
McCormack Baron Salazar	Blumeyer Phase II Elderly	20	rental units	\$600,000	Yes	100%	\$600,000
Peter & Paul Community Services, Inc.	Positive Directions	12	rental units	\$75,000	Yes	100%	\$75,000
St. Patrick Center	Rosati House Apartments	26	rental units	\$500,000	Yes	100%	\$500,000
Taylor Chateau LLC	Taylor Chateau	29	rental units	\$324,712			
TOTAL HOUSING UNITS PRODUCED:		233		\$3,764,012		69%	\$2,612,904
Homeless Prevention Education and Counseling:							
Better Family Life, Inc.	Homebuyer & Tenant Education Counseling	200	people served	\$70,000	Yes	25%	\$17,500
New City Development Corporation	Harambee Youth Training Partnership	70	people served	\$70,000	Yes	25%	\$17,500
St. Patrick Center	Independent Living Skills	450	people served	\$120,000	Yes	100%	\$120,000
TOTAL EDUCATION/COUNSELING BENEFICIARIES:		720		\$260,000		60%	\$155,000
Home Repairs:							
Carondelet Community Betterment Fed. Inc. (CCBF, Inc.)	Senior Home Repair Program	25	home repairs	\$50,000	Yes	25%	\$12,500
Community Development Administration	Management Assistance Program	970	rental property repairs	\$450,000			
Franciscan Connection	Stone-by-Stone Project	75	home repairs	\$15,000	Yes	25%	\$3,750
Operation SafeStreet, Inc.	Emergency Response/Repair	275	home repairs	\$58,000	Yes	25%	\$14,500
Rebuilding Together - St. Louis	Home Repairs & Modifications	25	home repairs	\$85,000			
World Changers/Tower Grove Baptist	World Changers 2005	30	home repairs	\$85,700	Yes	44%	\$37,708
Salvation Army	Transitional Housing	12	home repairs	\$30,000			
TOTAL HOME REPAIRS:		1,412		\$773,700		9%	\$68,458
Homeless Prevention/Shelter:							
Christian Service Center, Inc.	Christian Service Center Family Shelter	48,960	bed nights	\$650,000	Yes	100%	\$650,000
City of St. Louis - Dept. Human Services	Emergency Overflow Shelter	150	individuals	\$50,000	Yes	100%	\$50,000
City of St. Louis - Dept. Human Services	Project SUPPORT	150	individuals	\$24,900	Yes	100%	\$24,900
Downtown St. Louis CID, Inc.	Homeless Social Worker	158	served	\$36,000	Yes	100%	\$36,000
Peter & Paul Community Services, Inc.	Shelter Services	23,605	bed nights	\$300,000	Yes	83%	\$250,000
Pyramid Construction, Inc.	5th Ward Elderly Services	187	persons	\$200,000	Yes	25%	\$50,000
United Methodist Metro Ministry (Metro Homeless Center)	Shalom House Emergency Shelter	9,125	bed nights	\$163,000	Yes	100%	\$163,000
TOTAL HOMELESS PREVENTION/SHELTER:		82,375		\$1,487,870		87%	\$1,287,870
Rent/Mortgage/Utility Subsidy:							
Adequate Housing for Missourians	Rental Assistance	105	families served	\$55,000	Yes	50%	\$27,500
Cardinal Ritter Senior Services	Senior Adults Find Encouragement (SAFE)	96	families served	\$30,000	Yes	100%	\$30,000
Catholic Commission on Housing	Stronger Together Program (SEIU)	150	families served	\$55,000	Yes	9%	\$4,950
Catholic Family Services	Places for Fathers	10	families served	\$34,000	Yes	25%	\$8,500
Center for Women in Transition	Non-Violent Ex-Offender Assistance	171	families served	\$42,000	Yes	100%	\$42,000
Great Things Inc. Foundation	Project Rise—Phase II	443	families served	\$200,000	Yes	25%	\$50,000
Missouri EnergyCare, Inc. dba EnergyCare	2005 Low-Income Energy Assistance Project	61	families served	\$15,000	Yes	100%	\$15,000
Paraquod, Inc.	Rental Assistance Program (RAP)	12	families served	\$20,000	Yes	25%	\$5,000
Society of St. Vincent DePaul - CIM	Phase III—Release to Rent	12	families served	\$100,000	Yes	100%	\$100,000
St. Patrick Center	Homeless Prevention Program	249	families served	\$100,000	Yes	100%	\$100,000
Urban League Community Outreach Center	Homeless Prevention Utility Assistance	194	families served	\$50,000	Yes	100%	\$50,000
TOTAL RENT/MORTGAGE/UTILITY SUBSIDY:		1,503		\$701,000		62%	\$432,950
Technical Assistance:							
Taylor Chateau LLC	Taylor Chateau	29	rental units	\$2,500	No		
TOTAL TECHNICAL ASSISTANCE:		29		\$2,500			
Transitional Housing:							
Almost Home, Inc.	Almost Home	105	persons	\$75,000	Yes	100%	\$75,000
Faith House	Dream House	30	persons	\$150,000	Yes	100%	\$150,000
Interfaith Residence (Doorways)	Doorways Housing Program	48	persons	\$234,500	Yes	100%	\$234,500
Interfaith Residence (Doorways)	"Jumpstart" Program	14	families	\$65,500	Yes	100%	\$65,500
Places for People, Inc.	Sullivan Street Apartments	18	persons	\$58,000	Yes	100%	\$58,000
St. Louis Transitional Hope House	Transitional Housing Program	251	persons	\$125,000	Yes	100%	\$125,000
St. Patrick Center	Rosati Transitional Living Center	71	persons	\$110,000	Yes	100%	\$110,000
The Haven of Grace	Operating Support & Aftercare Program	40	persons	\$63,970	Yes	100%	\$63,970
TOTAL TRANSITIONAL HOUSING:		577		\$881,970		100%	\$881,970
GRAND TOTALS:		86,875		\$8,068,552		69%	\$5,589,152

Ongoing Efforts of Other City Departments

Community Development Administration

Affordable Housing Development

The Community Development Administration administers CDBG and HOME Investment Partnership funds made available from the U.S. Department of Housing and Urban Development to assist with the production of housing primarily for low and moderate income persons. During the Commission's fiscal year, July 1, 2004 through June 30, 2005, CDA assisted in the production of 845 low to moderate income units. Of that total, ten were for-sale new construction, 12 were for-sale rehabilitated homes, 690 were rehabilitated rental units and 133 units were newly constructed rental units.

CDA funds also helped to create additional accessible homes for people with disabilities. All 53 of the newly constructed rental units at Hopewell Manor are accessible. Adding the accessible units at O'Fallon Place Apartments and Near South Side IV (5 accessible, 1 adaptable) brings total completed accessible units for 2005 to 27 units. There is also one adaptable unit at the Near South Side IV development.

A number of additional for-sale and rental projects are under construction or in predevelopments and are planned for construction starts in 2006.

Home Repair

CDA has created the Healthy Home Repair Program (HHRP) to help low and moderate income homeowners address emergency home repair needs, to bring their homes up to current health and safety building code compliance, and to control or abate lead hazards. Funding for actual repairs is coupled with an educational and technical assistance process that offers homeowners assistance in selecting and dealing with reputable home repair contractors, understanding the home repair process—and understanding the steps that must be taken to maintain the home once long-deferred repairs are completed. In addition to helping individual homeowners, the program helps stabilize City neighborhoods.

The Healthy Home Repair Program completed its first full year of operation in 2005. During that year, the following results were achieved:

Loans Closed: 266
Repair Projects Completed: 276
CDBG/HOME Funds Committed: \$2,527,843
Other Funds Committed: \$1,440,146
Total Funds Committed: \$3,967,989
Building Division Code Inspections Conducted: 240

In addition, as part of the Mayor's plan to eradicate lead poisoning by 2010, a total of 70 owner-occupied homes were made lead safe through the Healthy Home Repair Program and a total of 218 Lead Hazard Risk Assessments were conducted by HHRP inspectors.

Project Photos



Majestic Stone left, in downtown west, offers a mixed income community by providing 50 of 120 total units for moderate income residents thanks to Commission funding and federal and state low-income housing tax credits. The developer located an open house that drew schoolers and housing enthusiasts alike.



Franciscan Connection



"Stone by Stone" is the name of the home repair program sponsored by the Franciscan Connection, an evangelical nonprofit agency based in south St. Louis. In FY 05 the agency completed more than 60 repairs in the homes of low-income residents with Commission support.



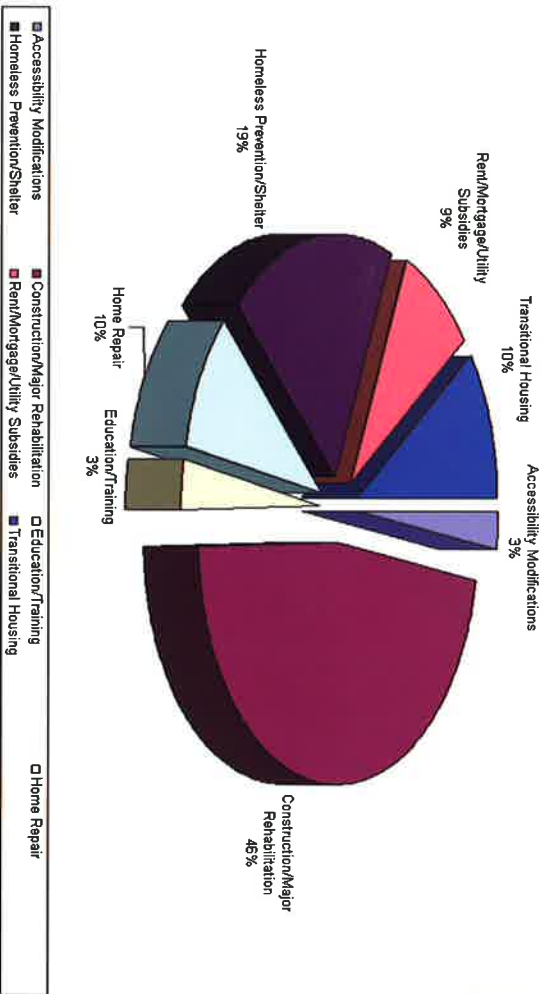
Dramatic before and after photos of one of the 22 historic rental housing sites in the CONECT project. When completed, 59 units of high quality affordable housing will be rehabilitated in two distinct communities: Forest Park Southeast and Old North St. Louis.

CONECT Project

AFFORDABLE HOUSING COMMISSION FINANCIAL REPORT FOR FISCAL YEAR 2005 July 1, 2004 - June 30, 2005

Beginning Balance 7/1/04:	\$18,509,525.62
Fiscal Year 2005 Expenditures:	\$(8,288,966.89)
Fiscal Year 2005 Encumbrances:	\$(5,508,798.71)
2005 Commitments:	\$(7,528,012.00)
2005 Unbudgeted Donation Income:	\$ 10,000.00
2005 Use Tax Revenue & Interest Income:	\$ 5,037,047.20
Ending Unencumbered Balance 6/30/05: ..	\$2,230,795.22

AHTF 2005 Awards



Accessibility Modifications	Construction/Major Rehabilitation	Education/Training	Home Repair
Homeless Prevention/Shelter	Rent/Mortgage/Utility Subsidies	Transitional Housing	

Ongoing Efforts of Other City Departments

continued

Department Of Human Services

The mission of the City's Department of Human Services (DHS) is to enhance quality of life for low-income City citizens through the provision of social service programs. This department is mandated by City Charter to administer social welfare programs and presently coordinates planning and funding for the Office on the Disabled, St. Louis Area Agency on Aging, Veterans Affairs, Youth and Family Services, and Homeless Services. The Affordable Housing Commission works closely with the Homeless Services Division in meeting the needs of these populations.

HUD, the U.S. Department of Housing and Urban Development, has mandated the creation of 10-year plans to end chronic homelessness for jurisdictions receiving HUD funding for homeless services. HUD and the City will devote funding to initiatives that move chronically homeless persons from homelessness to the maximum possible degree of self-sufficiency by the year 2015. The Affordable Housing Commission provided funding for the development of the joint St. Louis City and St. Louis County Ten Year Plan to End Chronic Homelessness. The plan can be viewed at: <http://stlouis.missouri.org/citygov/mayor/Homeless10yearPlan.pdf> and was formally adopted by the City and County in 2005.

The 10-Year Plan creates a new strategy based on best practices. The foundations for the plan are the adoption of the "Assertive Community Treatment" and "Housing First" models of addressing the needs of the chronically homeless. The Assertive Community Treatment (ACT) model brings teams of experts together to address the individual problems of a chronically homeless person. The Housing First model focuses on achieving permanent supportive housing that provides long-term services for the chronically homeless individual.

Notable goals from the joint City/County 10-Year Plan include:

- Establishment of eight (8) Assertive Community Treatment (ACT) teams over the next eight years.
- Establishment of six (6) Safe Havens—four in St. Louis City and two in St. Louis County—in areas determined to have the greatest concentration of chronically homeless.
- Development of additional permanent supportive housing in St. Louis City (500 units) and in St. Louis County (200 units) with facilities to include single resident units, apartments and group homes.

During Fiscal Year 2005, 143 beds of permanent supportive housing were added to the St. Louis City Continuum of Care (CoC). Four agencies (Community Alternatives, St. Louis Office for MR/DD Resources, Catholic Family Services and Doorways) received funding from the Homeless Services Division to establish permanent supportive housing for disabled homeless individuals and families.

The Affordable Housing Commission provided match for many of these units. It is expected that the Commission will continue to play a critical role in funding initiatives related to the Plan's implementation.

Project Photos

Gateway Homeless Services



Gateway Homeless Services, formerly known as Christian Service Center, recently embarked on a campaign to renovate its facility. "Adopt a Dorm" volunteers pose in a renovated admitting dorm. Below, a picture of a semi-private room.



The Lead Safe Saint Louis Program

The goal of the Lead Safe St. Louis program ("LSSL") is to eliminate childhood lead poisoning in the City of St. Louis by 2010.

The Lead Safe St. Louis plan addresses this goal by shifting the focus of the City's efforts from secondary to primary prevention, incorporating strategies that include working with partners across the City to assist with education and outreach to homeowners, landlords, teachers and parents with children at risk, universal blood lead testing for all children under 6, proactive remediation of lead risks in City homes, enforcement of applicable laws, and providing leadership for City and community efforts.

Given the limits of the City's budget, the City works hard to secure additional resources to carry out these strategies.

Progress and accomplishments for 2005 include:

- LSSL continued formal partnerships with dozens of community and faith-based organizations, government agencies, schools and the medical community.
- The Lead Safe Hotline, (314) 259-3455, received 237 calls with 61 requests for home evaluations.
- The Lead Safe Housing Registry debuted on socialserve.com. In this registry, landlords can list their available units under one of four categories: free of lead-based paint, lead safe, lead risk reduced or Housing Conservation compliant.
- The Lead Safe Blocks program was initiated in 2005 in the 3300 block of Nebraska. 18 children and 17 units were tested. LSSL intends to repeat the outreach in other blocks in the City.
- LSSL organized teams for physician outreach as well as a Medical Roundtable on Lead Testing to inform the medical community of an undesirable drop in the number of lead tests on children being performed. Missouri's Universal Testing requirement (e.g., all children under age 6 must now be tested annually), the availability of simpler, less expensive testing technology and the availability of the City's lead evaluation and remediation services.



Mayor Francis G. Slay accepts the 2005 Children's Environmental Health Excellence Award for commitment to protecting children from environmental health risks. The EPA gave the award to the Lead Safe St. Louis Task Force for its accomplishments and commitment to eradicating childhood lead poisoning. From L - R: Arndt Boone, Bill Ratzl, Ruth Ann Norton, Melba Moore, Mayor Slay, Jeanine Arrighi and Ron Smith. (Photo by Cathy Smetkowski)

- Lead Safe Kids & Homes Week was recognized October 23-29, 2005, in conjunction with the National Lead Poisoning Prevention Week. The week included a number of activities and community outreach initiatives conducted throughout the City.
- The total number of children tested for lead poisoning in 2005 was 11,110. This number represents a collaborative endeavor between the City Health Department and the medical community.
- 21 building inspectors have been cross trained in Lead Risk Assessment, in addition to those trained for the CDA Healthy Home Repair Program.
- The total number of housing units inspected for lead risks by the Building Division was 723.
- The total housing units cleared as lead-safe for 2005 was 1,451.
- The total number of violation notices issued for housing needing remediation was 458
- The total number of referrals to the Problem Property Court for non-compliance with lead remediation mandates was 125.

Working together, we are making St. Louis a safer place for our children to live and play.

Better Family Life



Better Family Life, a Commission-funded agency, conducts classes for first-time home buyers. The agency boasts that there have been no foreclosures on buyers who have attended their training. Graduates receive a certificate that entitles them to dealing cost assistance.

Executive Director's Report



The fourth full year of the Affordable Housing Commission's operation was a year of assessment and systems design as the Commission retooled its procedures and decision-making processes to ensure optimum service delivery and continued accountability of the agencies that it funds.

In 2005 an additional \$3 million from reserves was added to the allocation from the City's Use Tax to create a total of \$8,000,000 in grants and loans that were awarded to produce affordable housing and prevent or eliminate homelessness.

The department's fiscal year, like the City's, runs from July 1st to June 30th. The new year saw the installation of Donna C. Jones as Chairman.

Ms. Jones' "hands on" approach led to the establishment of site visits to many of the larger agencies and housing developments that were funded. In addition to these site visits, many smaller agencies were invited to make presentations at Commission meetings, increasing the number of programs reviewed annually.

In 2005, the Commission also formed a positive working relationship with the Internal Audit Division of the Comptroller's Office. The Commission now contracts with the Internal Audit Division for the conduct of fiscal monitoring for service agencies, similar to the arrangement that the Community Development Administration and other federally-funded City agencies have with the Division. Staff negotiated terms that would ensure an agency visit every other year by Internal Audit. The Commission also now contracts with the City's Building Division for inspection of AHC development projects.

In addition, the Commission contributed information on its projects to the city-wide database that, when complete, will allow easy and information-rich reporting on all types of development activity throughout the City.

As has become established Commission practice, the Commission advertised for proposals in early fall, to coincide with the Missouri Housing Development Commission's application processes. The fall funding round generated approximately 80 proposals requesting more than \$16 million in grants and loans. Staff evaluated all proposals, made funding recommendations to the Commission, and the Commission voted to fund approximately \$8 million of the amount requested, as detailed in the "Amounts Awarded by Project Type" table in this report.

These funded development and service contracts, together with other sources of funding, have produced or are in the process of producing, among others, the following results:

- 55 accessibility modifications to homes and apartments for people with disabilities.
- 233 new units of housing, including fifteen single family homes, thirty-six Covenant House beds for youth, and St. Patrick Center's Rosati House, a twenty-six unit permanent housing complex with

supportive services for chronically homeless individuals with disabilities.

- 82,000 bed-nights for the homeless—approximately 220 beds for each night of the year.
- Transitional housing for 577 individuals. Transitional housing permits a family to remain in residence for time periods of three months to two years, to give the family time to secure employment and develop life skills in preparation for independent living.

By ordinance, all funds awarded by the Commission must benefit families and individuals earning 80% or less of the St. Louis Metropolitan Area Median Income ("AMI"). In addition, forty percent of funds awarded must be used for activities and services that benefit families and individuals with incomes at or below 20% of the area median income. 20% of the area's median income is \$13,180 per year for a family of four. 80% of the area median income for a family of four is \$52,700 per year.

The Commission's work impacts our community in numerous ways, particularly in the area of homelessness prevention. Commission emergency rent and utility assistance help families on the edge of homelessness recover and remain in their homes. Emergency home repairs including furnace replacements and roof repairs have helped many low-income families remain in their homes. Predatory lending education, first time homebuyer counseling, and tenant education also provide valuable assistance that allows our citizens to secure acceptable housing and helps to ensure that they can remain.

I am grateful for the opportunity to work with a dynamic Commission Chair, dedicated Commission members, and a top notch staff. I am even more grateful for the opportunity to serve Mayor Slay, who is dedicated to rebuilding our City and attracting new residents while helping our existing residents remain and improve their quality of life. I am privileged to be a part of the team that is making St. Louis a great city again—for everyone.

Angela M. Conley

Angela Morton Conley
Executive Director

Staff

Angela Morton Conley
Executive Director
Loretta Hiner
Senior Housing Analyst
Sherrell Jacobs
Administrative Assistant
Kathleen Lunnemann
Account Clerk II

What is Universal Design?

Universal Design

Universal Design ("UD") offers a set of principles that, when properly applied to housing, assures that the homes created are usable by the greatest number of people. UD is the design of products and environments to be "user-friendly" for all people, to the greatest extent possible, without adaptation or specialized design. The Affordable Housing Commission requires the incorporation of Universal Design features in all newly constructed housing funded with Trust Fund revenues. Three essential components are required: a step-less entry, a first floor bedroom (or room that is readily convertible to a bedroom), and an accessible bathroom on the first floor, together with minor modifications that impart broader usability—wider doors, switches and outlets at appropriate heights, etc.

In 2005, a subcommittee of noted community leaders researched design features and developed a list of criteria for future new construction projects. The Commission retained the services of Gina Hilberry, an architect specializing in accessibility and UD, to draft a specific "requirements and options" document based on the committee's research. Ms. Hilberry also met with local architects and developers, Lyle Manning, Chief Plan Examiner for the City, Commission Chair Donna C. Jones, and AHC staff to determine the direction and scope of work for the project. The criteria were completed and made applicable to Request for Proposals issued in the fall of 2005.

A copy of the requirements can be found on the Commission's website at www.affordablehousingcommissionsl.org.

current COMMISSIONERS



Donna C. Jones, Chair
Community-at-Large
Representative



Renato T. Foronda, Vice Chair
Financial/Banking Industry
Representative



Phil Fingerhut
Home Builders Association of
Greater St. Louis Representative



Johnnie Mae Jones
Tenant in Subsidized/Rent Assisted
Housing Representative



Gerald S. Anderson
Community-At-Large
Representative



Betty Jean Kerr
Health Care
Representative



Patricia Clay
People with Disabilities
Representative



LaDonna Parker
Licensed Realtor
Representative



John Cross
Organized Labor Union/
Organization Representative



Kacie Starr Triplett
Community-at-Large
Representative

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Affordable Housing

Palm Place

The Affordable Housing Commission seeks to provide decent, safe, sanitary and accessible housing and housing-related services for low to moderate income residents of the City of St. Louis.

Positive Directions

Cornerstone

A mother and child pose after a walk-through of their newly leased apartment in the 26th ward. Cornerstone, a non-profit faith-based organization, is awarded funding from the Commission to renovate one unit in the two-family flat.

Emma Avenue



Peter & Paul Community Services, Inc. operates the Positive Directions program for the chronically homeless in the 20th ward.

Brown-Kortkamp Co. renovated this 1,700 square foot home on Emma Avenue in the 27th ward. The home is the first of three to be rehabilitated under the REACH, Restoring Economical and Accessible City Housing, contract.